



CITY OF  
**ISSAQUAH**  
WASHINGTON

Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

# Notice of Application

**Project Name:** Teunissen Short Plat

**Application:** April 2, 2021

**Application Complete:** April 16, 2021

**Notice of Application:** April 30, 2021

**Notice of Application Public Comment Period:**

**April 30, 2021 – May 14, 2021**

(See Public Comment below for more information)

## PROJECT INFORMATION

**File Number(s):** SP21-00001

**Project Description:** Subdivide an existing lot into three (3) single family lots. The existing home located on the lot will remain on one of the new lots. Most of the site improvements were already completed as part of the Jazz Run subdivision.  
(See Site Plan)

**Project Location:** 23121 SE 49<sup>th</sup> Court (See Vicinity Map)

**Size of Subject Area in Acres:** 0.59 **Sq. Ft.:** 25,738

**Applicant:** Phoebe Dupuis, Encompass Engineering  
165 NE Juniper Street #201 Issaquah, WA 98027  
Phone: 425-728-7997; Email: [pdupuis@encompasses.net](mailto:pdupuis@encompasses.net)

**Decision Maker:** Development Services Department

**Required City Permits:** Short Plat, Site Work, Building

**Required City Permits, Not Part of this Application:** Site Work, Building

**Required Studies:** Geotechnical, Drainage

**Existing Environmental Documents Relevant to this Application:** Jazz Run Wetland Report, Jazz Run Plat SEPA Determination

## REGULATORY INFORMATION

**Zoning:** SF-SL - Single Family Small Lot

**Comprehensive Plan Designation:** Low Density Residential

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:** IMC 18.13, IMC 18.12, IMC 18.07, IMC 12.04

## PUBLIC COMMENT

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, then select "View Related Documents and Permits" to see the available submittals. The full application is available for review at the Permit Center, City Hall Northwest, 1775 12th Avenue NW (next to Holiday Inn and behind Lowe's), 9 am – 5 pm. Please make an appointment with the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

**Written comments are due by 5:00 pm on the Public Comment Period date noted above to:**

Development Services Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

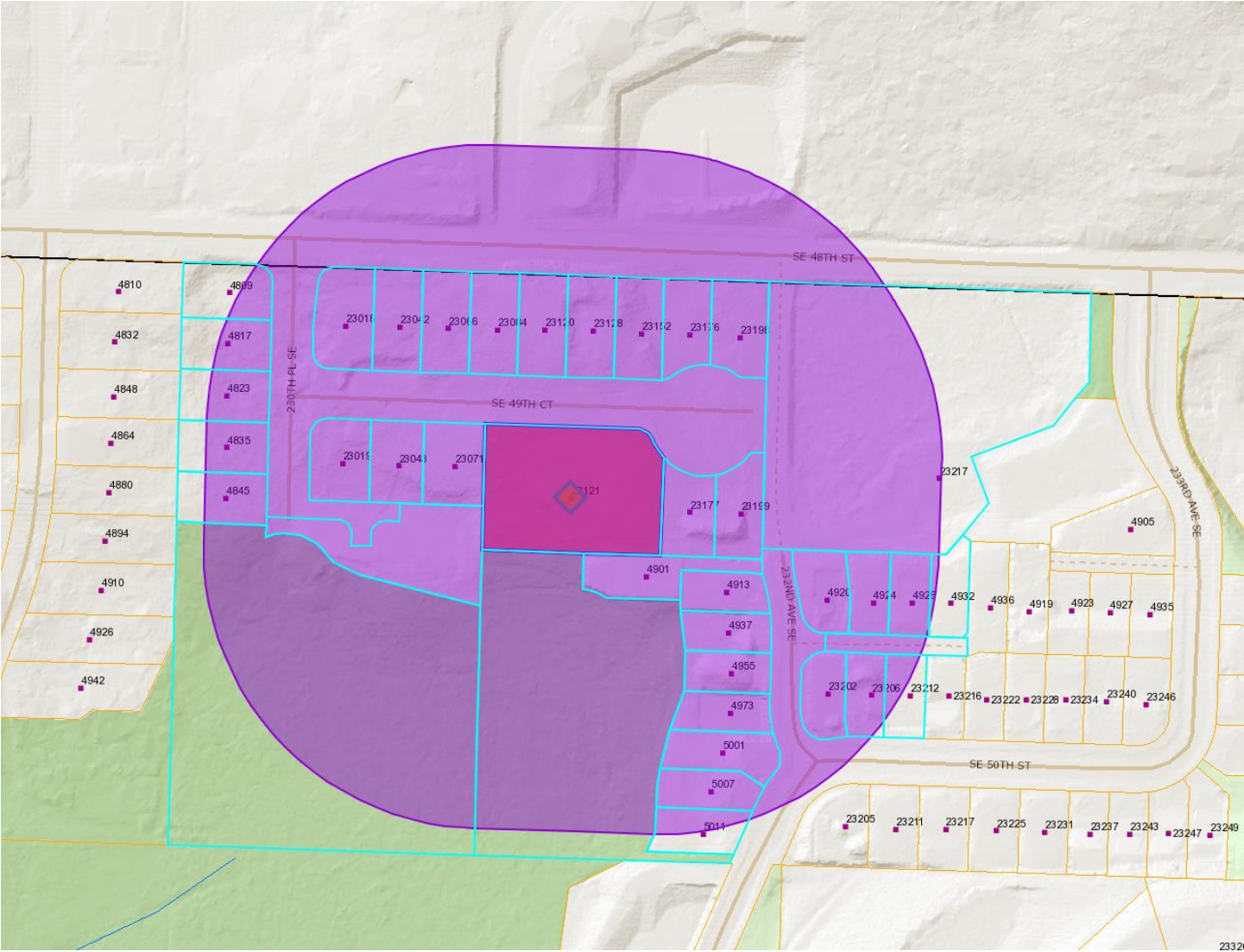
*Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## CITY CONTACT INFORMATION

**Project Planner:** Doug Yormick  
**Phone Number:** 425-837-3083  
**E-Mail:** [dougy@issaquahwa.gov](mailto:dougy@issaquahwa.gov)

**Community Planning & Development Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [CPD@issaquahwa.gov](mailto:CPD@issaquahwa.gov)

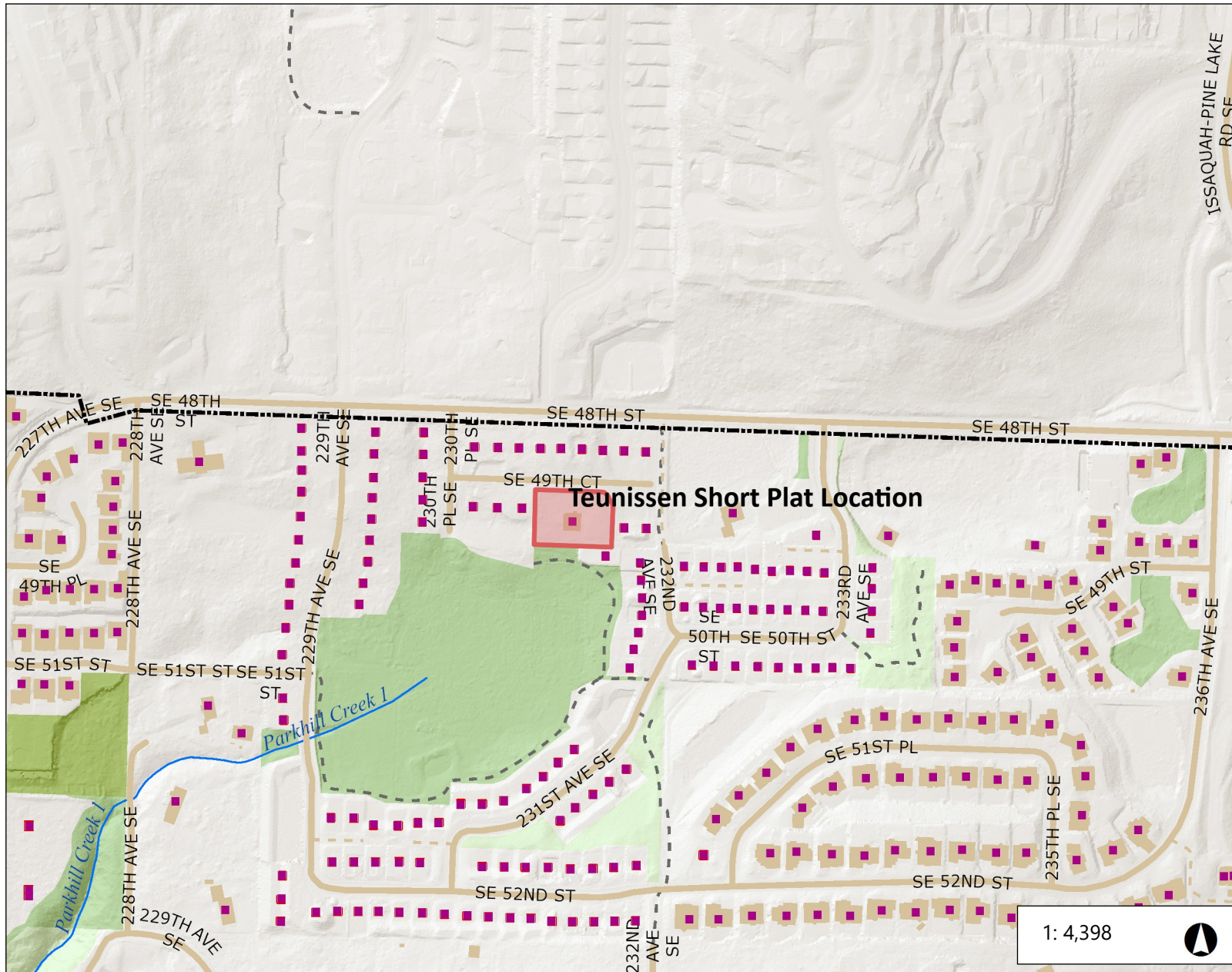
300 FOOT NOTICE OF APPLICATION MAILING BUFFER:







# Teunissen Vicinity Map



733.0 0 366.50 733.0 Feet

DISCLAIMER: These maps and other data are for informational purposes and have not been prepared for, nor are they suitable for legal, surveying, or engineering purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The City of Issaquah makes no warranty or guarantee as to the content, accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained herein.

## Legend

- Site Addresses**
- RESIDENTIAL / MIXED USE
  - COMMERCIAL
  - GOVERNMENT / SCHOOLS
  - RECREATION-RELATED
  - IRRIGATION METER
  - VACANT / UNKNOWN

## Issaquah City Limits

### Streets

- STREET
- HIGHWAY
- RAMP
- WALKWAY
- DRIVEWAY; ACCESS; RETAIL AC
- PERMANENTLY CLOSED

### Trails

### Railroad

### Water Bodies

### Streams

### Buildings

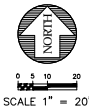
- BUILDING FOOTPRINT
- TEMPORARY PLACEHOLDER

### Shaded Relief

- High : 255
- Low : 0

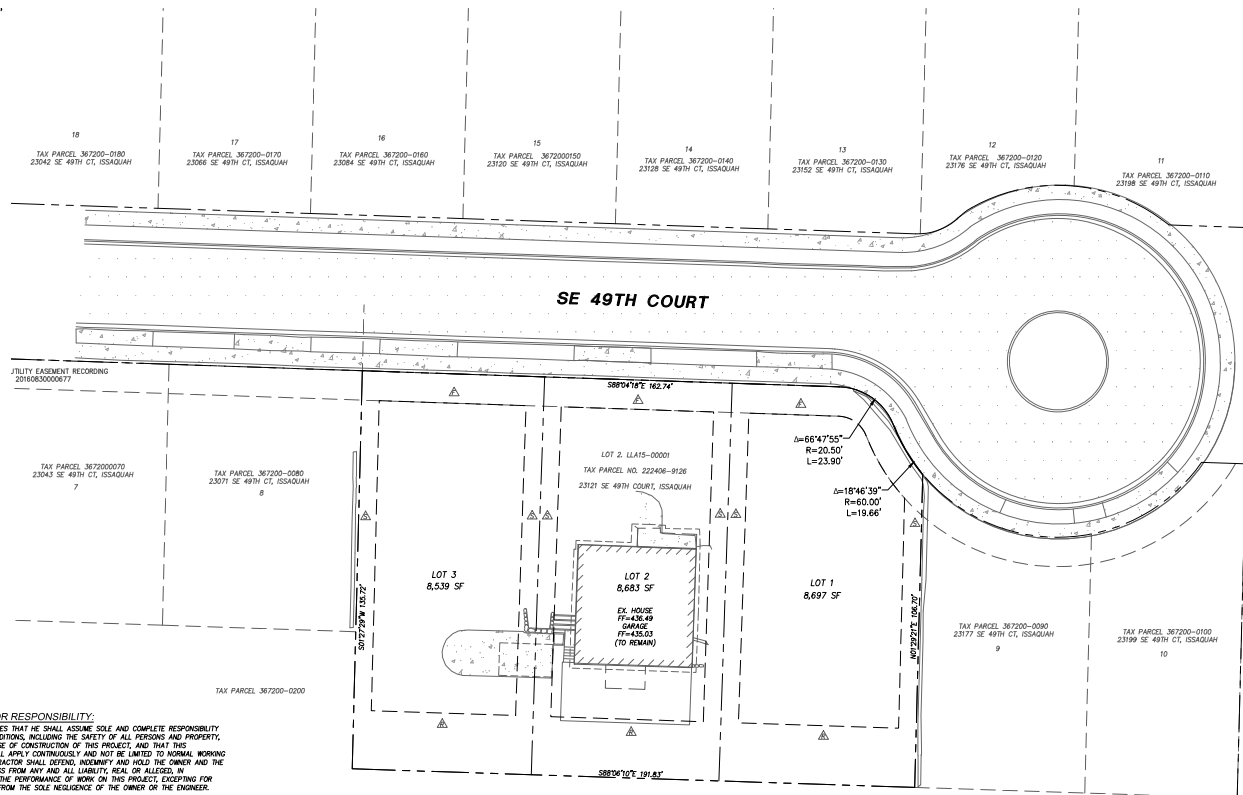
### Parks - Open Space - NGPE

- PARK
- PARK/OPEN SPACE
- OPEN SPACE
- NGPE
- STATE PARK



# TEUNISSEN SHORT PLAT

E 1/4 OF NW 1/4 OF NW 1/4 OF SECTION 22, T. 24 N. R. 06 E., W.M.  
CITY OF ISSAQUAH, STATE OF WASHINGTON



## PROJECT TEAM

**APPLICANT/OWNER:** KARL TEUNISSEN  
23121 SE 49TH CT  
ISSAQUAH, WASHINGTON 98029  
(425) 260-0501

**SURVEYOR:** STEVE MCASKEY, PLS  
ENCOMPASS ENGINEERING & SURVEYING  
161 N.E. ANNE STREET, SUITE 201  
ISSAQUAH, WASHINGTON 98027  
(425) 360-0250

**ENGINEER:** COSTA PHILIPIDES, PE  
ENCOMPASS ENGINEERING & SURVEYING  
161 N.E. ANNE STREET, SUITE 201  
ISSAQUAH, WASHINGTON 98027  
(425) 360-0250

**LANDSCAPE ARCHITECT:** SMONE OLIVER  
ALTMANN OLIVER & ASSOCIATES LLC  
PO BOX 578  
CARINATH, WA 98014  
(425) 333-4535

**WETLAND BIOLOGIST:** JOHN ALTMANN  
ALTMANN OLIVER & ASSOCIATES LLC  
PO BOX 578  
CARINATH, WA 98014  
(425) 333-4535

**GEOTECHNICAL ENGINEER:** BILL CHANG  
GEORGE W. INC.  
1705 BELLEVUE RD  
BELLEVUE, WA 98005  
(425) 648-8707

## SITE DATA

**ASSESSOR'S PARCEL NUMBER:** 222406-9126  
**SITE ADDRESS:** 23121 SE 49TH CT, ISSAQUAH, WA 98029

**CITY OF ISSAQUAH ZONING:** SF/AL LOT  
**DENSITY:** 7.26 DU/ACRE

**FRONT SETBACK:** 10 FEET  
**SIDE SETBACK:** 6 FEET  
**REAR SETBACK:** 20 FEET

**TOTAL PARCEL AREA:** 25,733 SF (0.59 ACRES)  
**NUMBER OF LOTS:** 3  
0.59 ACRES X 7.26 DU/ACRE = 4.30  
0.59 ACRES X 7.26 DU/ACRE X 0.7 (FOR DENSITY CREDIT) = 3.0  
**TOTAL YIELD = 3 LOTS**

**SE 49TH COURT R/W:** CITY OF ISSAQUAH (LOCAL ACCESS ROAD)  
**SEWER AND WATER:** SAMMAMISH PLATEAU SEWER AND WATER DISTRICT

## UTILITY PURVEYORS:

**WATER:** SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
**SEWER:** SAMMAMISH PLATEAU WATER AND SEWER DISTRICT  
**STORM:** CITY OF ISSAQUAH  
**TELEPHONE/CABLE:** COMCAST  
**GAS/POWER:** PUGET SOUND ENERGY

## LEGAL DESCRIPTION

LOT 3, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. LL15-00001,  
RECORDED JULY 7, 2015, UNDER RECORDING NUMBER  
201507000000, RECORDS OF KING COUNTY, WASHINGTON, SITUATED  
IN COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARING:

HELD THE BEARING OF S 89°04'18" E BETWEEN THE ABOVE NOTED BASIS  
OF POSITION AND A FOUND CONCRETE MONUMENT WITH 2" BRASS DISK  
STAMPED WITH "T" AT THE INTERSECTION OF 230TH PLACE SE AND  
SE 49TH COURT. A ROTATION OF +0°51'14" WAS APPLIED TO THE  
ORIGINAL PLAT BEARING OF S 89°04'18" E TO BE ON THE ABOVE NOTED  
DATUM.

## VERTICAL DATUM:

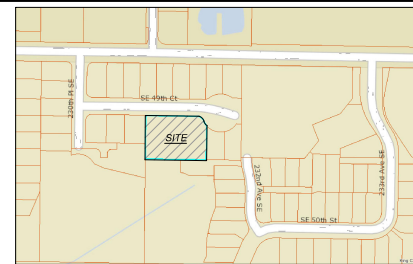
NAVD 88

## BENCH MARK:

WASHINGTON STATE REFERENCE NETWORK, ELEVATION WAS  
DETERMINED BY GNSS OBSERVATIONS ON SITE BM #1.

## SHEET INDEX:

TITLE	
COVER SHEET	1
BOUNDARY & TOPOGRAPHIC SURVEY	2
TESC PLAN	3
TESC NOTES & DETAILS	4
GRADING, DRAINAGE & UTILITY PLAN	5
CONSTRUCTION NOTES & DETAILS	6
CONSTRUCTION NOTES & DETAILS	7



VICINITY MAP  
N.T.S.



APPROVAL CONDITIONS	
ISSD Planner	Date
ISSD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.	
ISSD Planner	Date
ISSD Engineer	Date
<input type="checkbox"/> Reviewed and determined to be not applicable.	
Local Development Manager	Date
ONLY SHEETS WITH AUTHORIZING SIGNATURES HAVE BEEN APPROVED FOR CONSTRUCTION	

## CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

## DISCREPANCIES:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH MAY AFFECT THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

## EXISTING UTILITY NOTE:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

## FIRE NOTE:

ALL HOMES REQUIRE FIRE SPRINKLERS W/APPROVED BACKFLOW DEVICE. ACCESS ROAD INCLUDING TURNAROUND REQUIRE FIRE LANE SIGNS TO BE INSTALLED PER IFC.

## CSWGP

A CONSTRUCTION STORMWATER GENERAL PERMIT (CONGP) FROM WASHINGTON DEPARTMENT OF ECOLOGY IS REQUIRED FOR LAND DISTURBING ACTIVITIES 1 ACRE OR GREATER.

## SITE DATA SUMMARY:

SURFACE AREAS

PERVIOUS: 17,326 S.F.  
EXISTING: 17,326 S.F.  
PROPOSED: 17,326 S.F.

IMPERVIOUS:

EXISTING: 8,693 S.F.  
PROPOSED: 12,063 S.F.

CUT/FILL:

CUT: 0 S.F.  
FILL: 0 S.F.

CLEARED AREA = 17,326 S.F. = 0.40 ACRES



3/24/2021

TEUNISSEN SHORT PLAT  
KARL TEUNISSEN  
23121 SE 49TH CT - CITY OF ISSAQUAH, WA  
COVER SHEET



**JOB NO. 20038**  
**DATE 3/24/2021**  
**SCALE 1"=20'**  
**DESIGNED CP**  
**DRAWN PMD**  
**CHECKED CP**  
**APPROVED CP**  
**SHEET 1 of 7**